

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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A BEAUTIFULLY PRESENTED PERIOD BARN CONVERSION CONVENIENTLY SITUATED CLOSE TO LEDBURY TOWN CENTRE OFFERING CHARACTERFUL ACCOMMODATION COMPRISING THREE RECEPTION ROOMS, IMPRESSIVE OPEN PLAN KITCHEN/BREAKFAST/FAMILY ROOM, UTILITY/GYM, THREE/FOUR BEDROOMS (MASTER EN SUITE), SHOWER ROOM, DELIGHTFUL LANDSCAPED GARDEN AND AMPLE PARKING.

INSPECTION ESSENTIAL. EPC E.

Swallows Rest – Guide Price £695,000

Gloucester Road, Ledbury, Herefordshire, HR8 2JE

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Swallows Rest

Location & Description

Ledbury is a thriving and expanding town which has a range of local facilities and amenities including shops, schools, churches, restaurants, theatre, doctors surgeries, community hospital and a mainline railway station, with direct links to Hereford, Worcester, Birmingham New Street, Oxford, Reading and London Paddington. The cities of Hereford, Worcester and Gloucester are all approximately 16 miles distant with the M50 motorway available approximately 4 miles to the south of the town.

Property Description

Converted in the early 2000's, Swallows Rest is an attractive period barn conversion forming part of a small development within walking distance of Ledbury town centre. The property is immaculately presented throughout and enjoys a wealth of period features including exposed timbering and magnificent vaulted ceilings. The property has recently undergone a scheme of refurbishment including a brand new en suite bathroom, redecoration and new flooring throughout, new central heating radiators, newly installed Clearview multi fuel stove, bespoke fitted storage cupboards and wardrobes and an impressive handcrafted Neville Johnson glass and solid wood staircase. It is evident that no expense has been spared in the improvements that have been carried out, resulting in a fine contemporary home.

Benefitting from gas fired central heating and double glazing throughout, the accommodation on the ground floor comprises entrance porch, living room with feature fireplace, further seating area with a picture window overlooking the garden, dining room, open plan kitchen/breakfast/family room with bi folding doors onto the garden, study, cloakroom and utility room/gym. On the first floor there is an impressive Mezzanine landing with an additional seating area enjoying far reaching views toward Marcle Ridge. From here, doors lead to the master suite with an en suite bathroom and dressing room (previously used as a fourth bedroom), two further double bedrooms and a shower room.

Outside, Swallows Rest is approached by a gravelled driveway serving four other properties. To the front of the property there is parking for several cars. To the rear of the property there is a beautifully landscaped garden, which enjoys a west facing aspect, with paved seating areas and a feature circular lawn.

With so much to offer, the agent's strongly recommend an internal inspection.

The accommodation with approximate dimensions is as follows:

Entrance Porch Large entrance porch glazed on three sides with ample room for coats and boots. Newly fitted glazed door with internal blinds and matching glazed panels leading to

Sitting Room 8.50m (27ft 5in) x 7.41m (23ft 11in) maximum measurements Beautifully appointed with exposed timbering, two ceiling lights, telephone point, two radiators, attractive fireside fitted cupboard, TV point. Feature brick fireplace with wooden mantel, stone hearth and newly fitted Clearview multi fuel burning stove. Steps down to

Further Seating Area Large rear facing picture window overlooking the garden. Ceiling light, wall light, flagstone floor. Bespoke Neville Johnson glass and oak staircase leading to the first floor with wine storage beneath.

Study 3.82m (12ft 4in) x 3.46m (11ft 2in) maximum measurements Front facing window, recessed spotlights, exposed wall beams, superb range of fitted floor and wall mounted units with matching desk, radiator. Door to

Cloakroom Recessed spotlights, low level WC, circular sink inset into solid wood work surface with storage space below, coat hooks, built in cupboard, radiator.

Utility Room/Gym 3.33m (10ft 9in) x 2.84m (9ft 2in) Rear facing window, wall lights, exposed stone wall, range of floor mounted cupboards with work surface over, space and plumbing for washing machine. Door to outside.





Dining Room 5.04m (16ft 3in) x 2.63m (8ft 6in) Elegant room with exposed ceiling beams, front facing window, ceiling light point, radiator. Steps down to

Open Plan Kitchen/Breakfast/Family Room 7.88m (25ft 5in) x 3.23m (10ft 5in) maximum The kitchen area is fitted with cream coloured solid wood floor and wall mounted units with solid wood work surfaces over, matching upstands and inset Belfast sink with ceramic drainer. There are integrated appliances including a **DISHWASHER** and a Rangemaster **COOKER** with a 5 ring gas **HOB** and separate induction plate. A particular feature of the kitchen is the central island, which incorporates a breakfast bar with seating for four people. The central island has a granite work surface, additional drawer and cupboard space and a discreet bin store. Part vaulted ceiling with exposed timbering, Velux roof light, recessed spotlights, radiator, tiled floor.

The kitchen opens into a family living area with a tinted glazed roof, feature grain harvester pulley and solid wood Bi-fold doors leading onto the garden.

The open plan kitchen/breakfast/family room has the benefit of underfloor heating.

First Floor Galleried Landing Impressive Mezzanine landing flooded with natural light enjoying fantastic far reaching views toward Marcle Ridge. There is a large seating area with a vaulted ceiling and feature glass balustrade. Doors to

Master Suite 4.39m (14ft 2in) x 3.92m (12ft 8in) maximum measurements With vaulted ceiling, front facing window, ceiling light, TV point, radiator. Doors to

En Suite Bathroom 2.61m (8ft 5in) x 2.32m (7ft 6in) Brand new fitted suite comprising panel bath with hand held shower attachment, walk in shower enclosure with raindrop shower head and tiled surrounds, vanity wash hand basin with storage below, low level WC. Front facing window, ceiling light, extractor fan, exposed ceiling beams, chrome ladder style towel rail, part tiled walls.

Dressing Room/Bedroom 4 3.02m (9ft 9in) x 2.61m (8ft 5in) including wardrobes Previously used as a bedroom and recently converted into a dressing room.

With vaulted ceiling, rear facing window, two ceiling lights, radiator. Comprehensive range of fitted wardrobes with hanging rails, shelving and drawers.

Bedroom 2 3.75m (12ft 1in) x 3.13m (10ft 1in) With vaulted ceiling, front facing window, ceiling light, radiator.

Inner Landing Velux roof light, ceiling light, cupboard housing hot water cylinder. Doors to

Bedroom 3 3.64m (11ft 9in) x 3.35m (10ft 10in) With part vaulted ceiling, front facing window, ceiling light, radiator.

Shower Room Suite comprising corner walk in shower enclosure with fixed raindrop shower head, pedestal wash hand basin with tiled splashback and mirrored cabinet over, low level WC. Exposed ceiling beams, ceiling light, chrome ladder style towel rail, tiled floor.

Outside

Swallows Rest is approached by a private driveway serving four other properties. To the front of the property there is parking for several vehicles.

To the rear of the property there is a beautifully landscaped west facing garden with a newly laid central lawn and water feature. There are two flagstone seating areas with gravelled edging and a low lying brick wall. There are mature borders planted with an interesting variety of shrubs and featuring an impressive lighting system. At the bottom of the garden there is a pergola, which provides the perfect spot for enjoying the morning sun. There is a newly constructed shed providing useful storage with sky lights, electricity connected and shelving.

There is rear access to the garden through a private pedestrian gate.



Directions

From the Agent's Ledbury Office, turn right at the traffic lights and proceed along The Southend towards Gloucester. Before reaching the roundabout, the turning for Swallows Rest can be found on the right hand side, opposite the Tennis Club, along a private driveway signposted The Wilde House. Swallow Rest is the second property on the right.



Services

We have been advised that mains services are connected to the property. Broadband is available. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should be taken to infer that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

Tenure

We are advised (subject to legal confirmation) that the property is freehold.

General

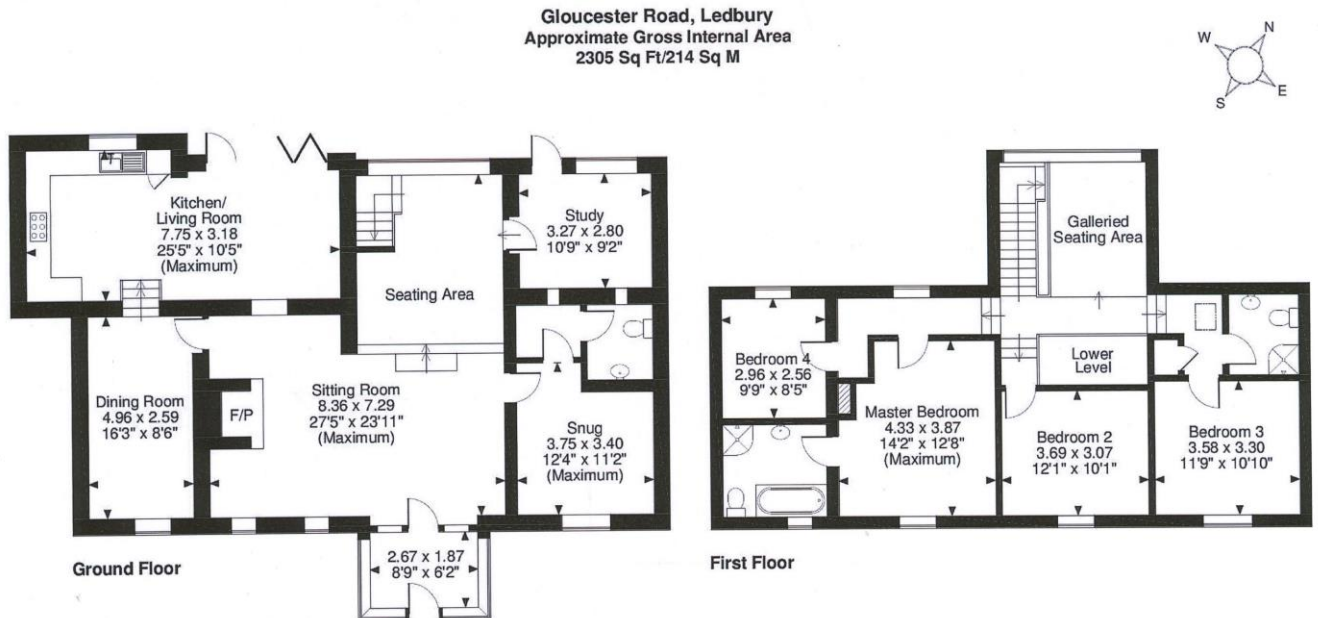
Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request.

John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formerly verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract.

Viewing By appointment to be made through the Agent's Ledbury Office (Tel: 01531 634648).

Council Tax COUNCIL TAX BAND "F" This information may have been obtained by telephone call only and applicants are advised to consider obtaining written confirmation.

EPC The EPC rating for this property is E (49).



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